




**COUNTY OF LOUDOUN
PARKS, RECREATION AND COMMUNITY SERVICES
REFERRAL MEMORANDUM**

To: Marchant Schneider, Project Manager, Planning Department (MSC #62)

From:  Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)

Through:  Mark A. Novak, Chief Park Planner, Facilities Planning and Development

CC:  Diane Ryburn, Director

Steve Torpy, Assistant Director

Su Webb, Chairman, PROS Board, Catoctin District

Rick Kowalick, PROS Board, Sugarland Run District

Robert C. Wright, PROS Board, Open Space Member

James E. O'Connor, PROS Board, Open Space Member

Date: March 19, 2010

Subject: Potomac Interceptor Odor Abatement Site
SPEX 2009-0040, SPEX 2009-0041, SPMI 2010-0001 and
CMPT 2010-0002

Election District: Sugarland Run

Sub Planning Area: Potomac

MCPI #: 584-17-9082

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LOUDOUN COUNTY
DEPARTMENT OF PLANNING

BACKGROUND AND ANALYSIS:

The Property is located north of Algonkian Parkway adjacent to the southern boundary of Algonkian Regional Park and the eastern boundary of Potomack Lakes Sportsplex. The Property consists of approximately 100.63 acres within the Suburban Policy Area, but the Special Exception encompasses less than one half of an acre. The Property is zoned PDH-4 and owned by the Northern Virginia Regional Park Authority. The proposed Special Exception would permit the District of Columbia Water and Sewer Authority (DCWASA) to construct an odor abatement facility associated with the Potomac Interceptor sewer, and to allow a structure required for the operation of a public utility to be located in the Floodplain Overlay District (FOD).

POLICY:

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised Countywide Transportation Plan (Revised CTP). The subject site is located within the Potomac Planning Area and the Suburban Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Residential.

COMMENTS:

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments and recommendations to the application proposal:

1. On Sheets 2-4, please revise the Plat Labels for MCPI #010-27-3227 and #010-17-4363 under "Use" to *Potomack Lakes Sportsplex*.
2. Staff notes that the access to the proposed site is located within an existing 75' Easement across the northern boundary of the Potomack Lakes Sportsplex. The existing roadbed is located to the southern portion of this easement, adjacent to the playgrounds, picnic pavilion, and soccer fields at the Sportsplex. Staff requests information on how the Applicant intends to mitigate construction equipment and traffic impacts on the park site.
3. Sheets 2-4 do not show the outlines of the baseball/softball and/or soccer fields at the Sportsplex. Please provide information on the distance between the proposed facility and the closest soccer fields.
4. It appears that the proposed facility will not have any negative visual or noise impacts on the Sportsplex, and Staff commends the Applicant for proposing a building façade that will be harmonious with its surroundings.

CONCLUSION:

PRCS has identified the above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at brian.fuller@loudoun.gov. You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at mark.novak@loudoun.gov. I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.